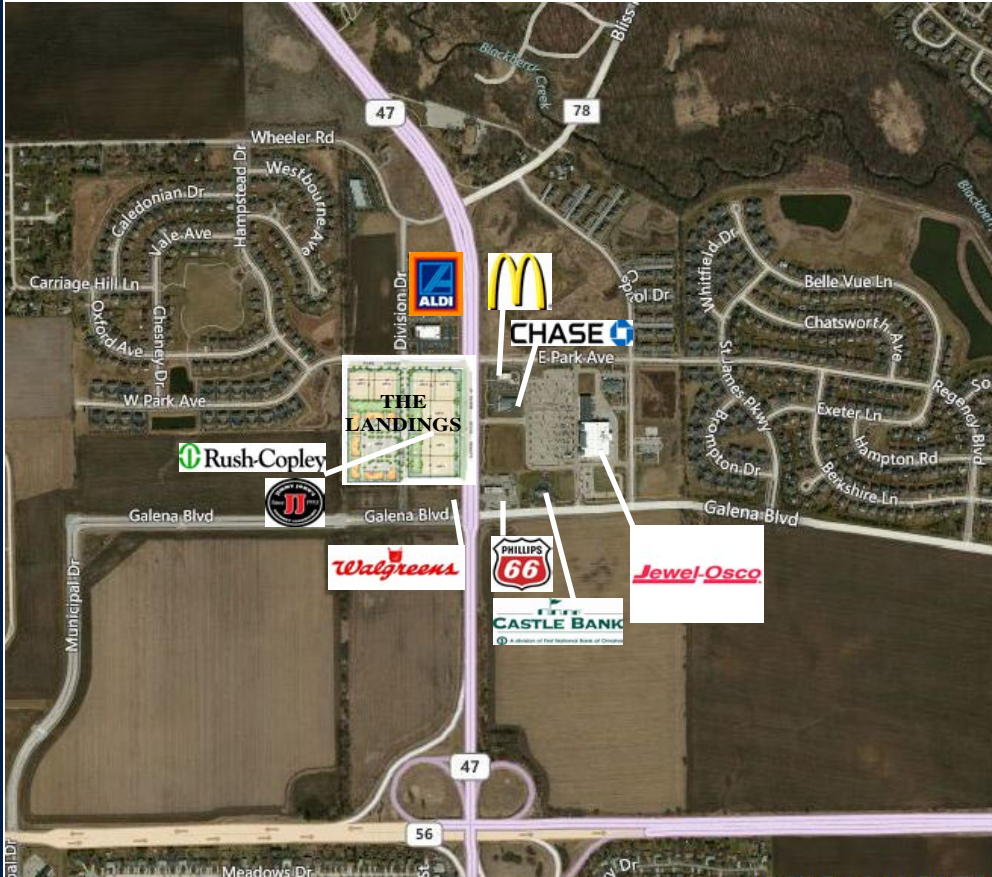


COMMERCIAL/RETAIL OUTLOTS FOR SALE

Sugar Grove, IL

BE A PART OF SUGAR GROVE'S NEWEST COMMERCIAL CORRIDOR



The Landings subdivision is in the heart of the new commercial center of Sugar Grove, located on the northwest corner of Rt. 47 and Galena Blvd.

Property Profile

- Across from new Jewel Center and McDonalds.
- Access via Rt. 47, Galena Blvd., & Park Ave.
- Quick, easy access to I-88
- Next to new Walgreens, Rush Copley, & Jimmy Johns.
- Fully developed pads ready for construction.
- Development includes 55,000 sf office park.
- Near Waubensee College w/15,000 daily students.
- Ideal location for Fast Food, Auto, Retail, & more.

Traffic Counts

- 17,800 vehicles per day on Rt 47 (per IDOT, 2011)

Demographics

	<u>3 mile</u>	<u>5 mile</u>
Population	12,834	46,695
Avg. H.H. Income	\$120,007	\$80,978

THE Landings

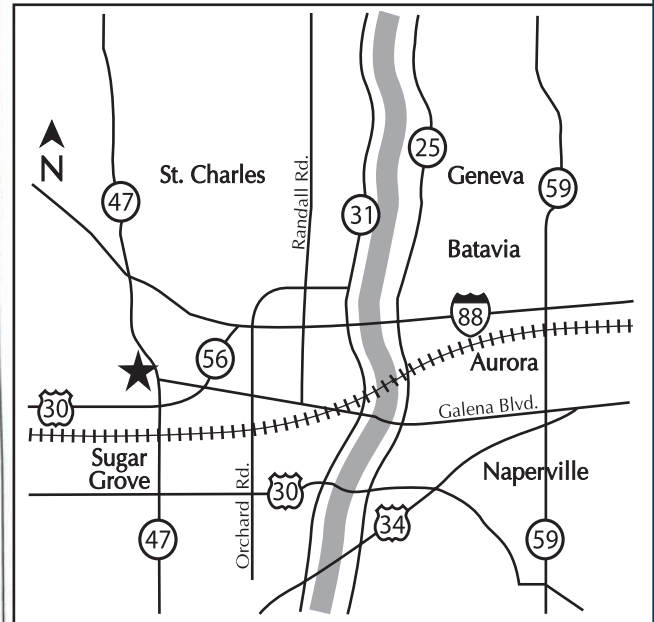
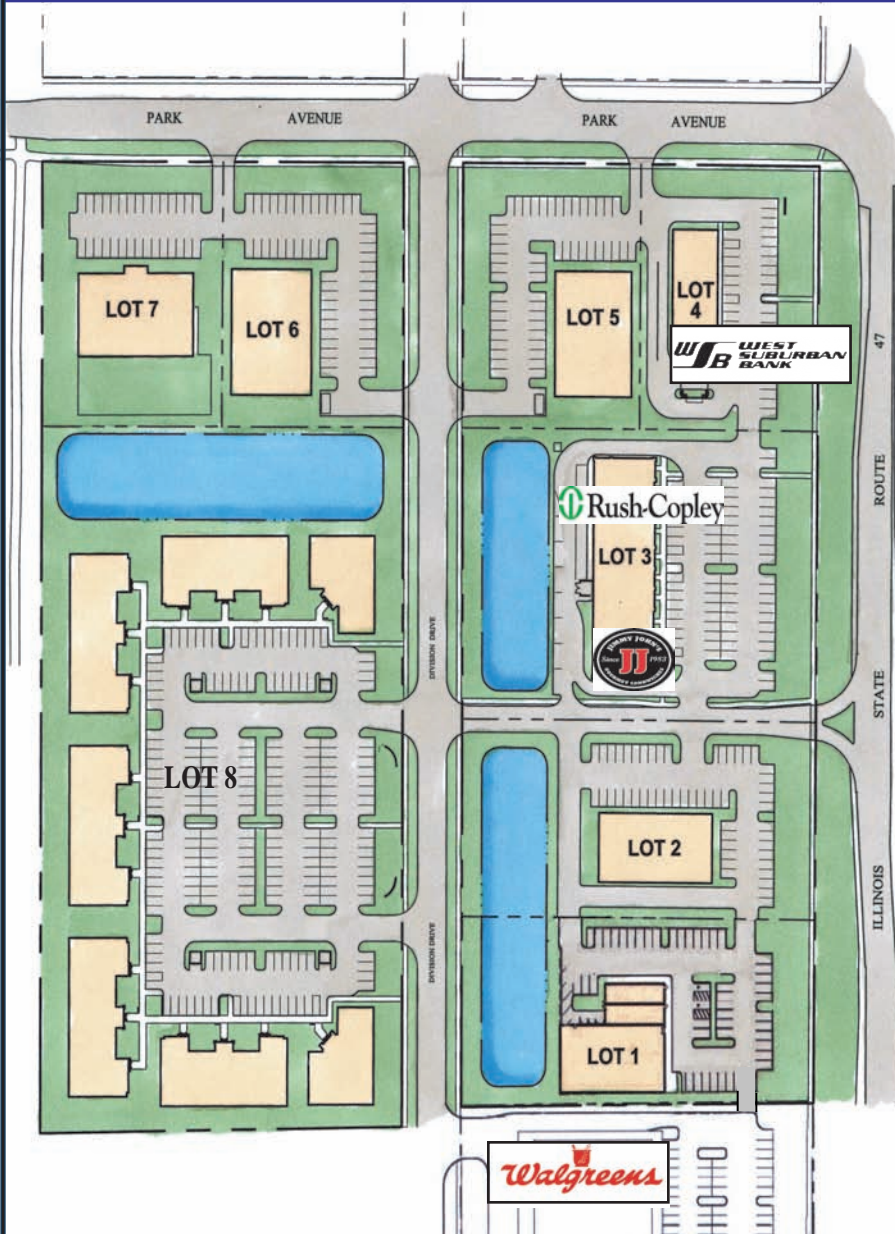
For more information Contact:

Tom Scofield
(815)735-4606

Tom@TLS-Management.com

COMMERCIAL/RETAIL OUTLOTS FOR SALE

Sugar Grove, IL



THE Landings

INDIVIDUAL OUTLOT PRICING:			
1	68,925 sf	\$500,000	Rt 47 frontage-Adjacent to Walgreens
2	72,809 sf	\$525,000	Rt 47 frontage-Prime Fast Food Site
3	107,956 sf	Sold	The Shops (Multi-Tenant Building)
4	49,303 sf	Sold	West Suburban Bank
5	49,153 sf	\$325,000	Potential Auto Service, Retail, & more
6	50,151 sf	\$315,000	Multiple Uses Permitted
7	49,849 sf	\$300,000	Potential Daycare Use
8	265,609 sf	Available	55,000 sf Prof./Med. Office- Call for Info.

*For more information,
Please Contact:*

Tom Scofield
(815)735-4606

Tom@TLS-Management.com